

Policy Group I - Residential Development

DHEC OCRM's Coastal Zone Consistency (CZC) certification review of all activities within the Coastal Zone that require a State permit will be based on the policies contained within project based checklists. For the CZC request to be complete, you must answer the questions contained within the policies segment relative to your project by checking off all that apply. More than one checklist may apply to your project based on the plan proposal. For example, a road or highway project might also require dredging and filling of coastal wetlands.

A. Subdivisions

Required: Will your proposed residential development project or plans...

a) provide for adequate sewage disposal service (septic tanks or treatment systems) which meet the current Federal, State and local standards that are designed to insure against pollutants leaching into surface or groundwater resources and are situated a safe distance from the shoreline to ensure proper drainage and filtering of tank effluents before they reach the water's edge? or is this N/A?
b) avoid filling or other permanent alteration of salt, brackish or freshwater wetlands or does the proposal identify that no feasible alternatives exist or an overriding public interest can be demonstrated and any substantial environmental damage can be minimized? Explain the feasible alternatives that will be implemented on an attached document. or is this N/A?
c) (for filling, ditching, clearing, or excavation of wetlands) demonstrate mitigation sites or practices to offset the losses of wetlands consistent with DHEC OCRM Mitigation Guidelines? The types of mitigation include wetland buffers, creation of wetlands, and restoration of existing wetlands, offsite mitigation, and mitigation banking. Provide a summary of mitigation details on an attached document. or is this N/A?
d) be designed so as to avoid being located in a flood-prone river or other hazard areas, incorporate natural vegetated buffers between developed areas and the shoreline and meet existing federal flood insurance national building standards and insurance requirements? or is this N/A?
e) be consistent with the Priority of Uses of each listed Geographic Areas of Particular Concern (GAPCs) as discussed in the Geographic Areas of Particular Concern (GAPCs) Policies and Priority of Uses document located on the Resources section of the CZC webpage? or is this N/A?
f) be designed so as to control erosion and sedimentation, water quality degradation, and other negative impacts on adjacent water and wetlands where techniques such as buffering and

Project Name: _____

TMS: _____

<p>filtering runoff water; use of permeable surfacing materials for roads, parking and other paved areas within a subdivision; and grass ditching, surface drainage contours, or catchment ponds rather than direct storm water discharge?</p> <p>or is this N/A?</p>
<p>g) include other activities that would require a review for consistency with the policies for that activity? For example, does the plan propose dredging, docks and piers, marinas, commercial buildings, parking facilities or transportation access? If so, you must complete the additional policy checklist for the activity.</p> <p>or is this N/A?</p>
<p>h) include a conceptual Dock Master Plan (DMP) if the proposed development is located adjacent to a navigable coastal water body?</p> <p>or is this N/A?</p>

Recommended policies to be considered in planning residential development in the Coastal Zone:

- a. Local governments are encouraged to develop local plans and procedures which promote clustering of residential development where growth is most compatible with coastal resources and where necessary public services can be most easily provided with least adverse impacts on these resources. Criteria to judge those areas most capable of accommodating new growth with minimal impact on coastal resources would be included in local plans.*
- b. Developers are encouraged to incorporate common-use recreational areas in proposals for large-scale residential developments. With regard to water and boat access, "developers of subdivisions, motels, and multiple family dwellings will be encouraged to develop single, joint use moorage facilities while their plans are in the development stage" (R. 30-12 (A)(2)(f)), combined with building covenants to limit the proliferation of individual docks and piers.*

Required:

As applicant or agent, having completed all appropriate checklists and having read the applicable policies, I certify that this project is consistent with the South Carolina Coastal Zone Management Program based on the information outlined above and supplemental information attached.

Signature and date